





1 Park Close, Kirtlington, OX5 3HR

Guide Price £600,000

**A lovely, peaceful house in excellent condition to either be enjoyed "as is", or extend/embellish to create something really special**

A pristinely presented three bed bungalow with a large loft ripe for development (subject to permissions), set in a generous plot with lovely gardens. Three beds, three receptions incl conservatory, kitchen & utility, integral garage & an ample driveway. NO CHAIN.

Kirtlington needs little introduction locally. It is, simply, one of the most popular villages in North Oxfordshire. There are many reasons. The great local primary school also feeds through to an excellent C of E secondary in Woodstock (with private schools also within easy driving distance). The Oxford Arms provides great food and drink, and there is also a recently opened Indian restaurant at the former Dashwood Arms. Close road and rail links (40 mins to Marylebone from Bicester North - 6 miles away) provide immensely easy commuting. The old stone quarry by the canal plus the Capability Brown gardens of Kirtlington Park offer lovely walks etc. But for many, it's the community with its all-inclusive ethos, sense of vibrancy and spirit that makes it the sort of place people rarely want to leave.

Park Close has often been seen as the less glamorous cousin to the traditional, older, stone houses this charming village has to offer. But in recent years, successive buyers have appreciated the much greater plots, the real peace and quiet, and the vast potential these houses have to offer.

Number one is a particularly fine example of this. The exceptionally generous plot is very secluded with no overlooking neighbour. The house itself is impeccably presented and beautifully maintained throughout. However, the potential for expansion and change which includes potentially converting the large loft, offers the next owners some very valuable options. And with no chain, the property can be purchased just as fast as the conveyancing process can be completed.

The house sits well back from the sleepy cul-de-sac, behind a block-paved front driveway that offers ample parking for a number of vehicles, plus there's a garage behind. To the right hand side, a significant area of lawn is enclosed to the front by a low brick wall, and beyond it a path leads to the open porch.

- Great plot, lovely gardens
- Excellent condition "as is"
- Loads of potential for expansion
- 3 bedrooms
- Bathroom and WC
- 3 receptions
- Kitchen & utility
- Driveway & garage
- Quiet cul-de-sac location



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Once inside, it's clear the property has been well kept. The hallway feeds away to right and left. Immediately left, the first of several bathing facilities is a modern, recently refitted shower room complete with broad vanity unit offering lots of storage. It is mostly tiled, with a simple vinyl floor, ensuring it's exceptionally easy to maintain.

Continue right and the first of three bedrooms is a welcoming double, well proportioned, with very good light and a pretty view of the front garden through a wide window. Next door, a slightly smaller bedroom is nevertheless a useful double room, and this shares that same pleasant outlook through another large window. The final bedroom sits at the end of the corridor, this time featuring a window that offers a panoramic view down the delightful gardens. The size and proportions are particularly good, with more than ample room for a generous suite of furniture in addition to a large double bed.

Heading back past the front door, the hallway continues to the left. The first door opens into a separate toilet, fitted in a similar style to the shower room next door and just as beautifully maintained. The hallway turns to the left, leaving an area perfect for a key table, telephone. At the rear the living room is a delightfully bright and positive space. The chimney breast bisects the room, hence a chest, small table and the like can be housed to the left, with a suite of sofas, easy chairs perfectly placed in front of the fireplace to the other end. Windows and a glazed door across the whole of the rear make it almost impossible to avoid a pretty view of the garden! Attached to it, the conservatory is a high-quality item, fully fitted with blinds to every aperture hence it is usable all year round. And a pair of French windows to the left open out onto the terrace.

Completing the living spaces, the kitchen to the far end is fitted with a very useful and comprehensive range of cupboards, along with a breakfast bar. The laundry/utility room is open plan through an arch, offering cupboards in a similar style to the kitchen, plus space for a dryer, tall fridge etc. The glazed door next to it leads you into the dining room, which is a very good size and enjoys that same delightful view down the garden.

The final door leads into an immaculate garage complete with a side window offering useful light. Above is a vaulted ceiling that could be converted to offer overhead storage. However, it may be possible, subject to consents, for the garage to become part of the accommodation if required.

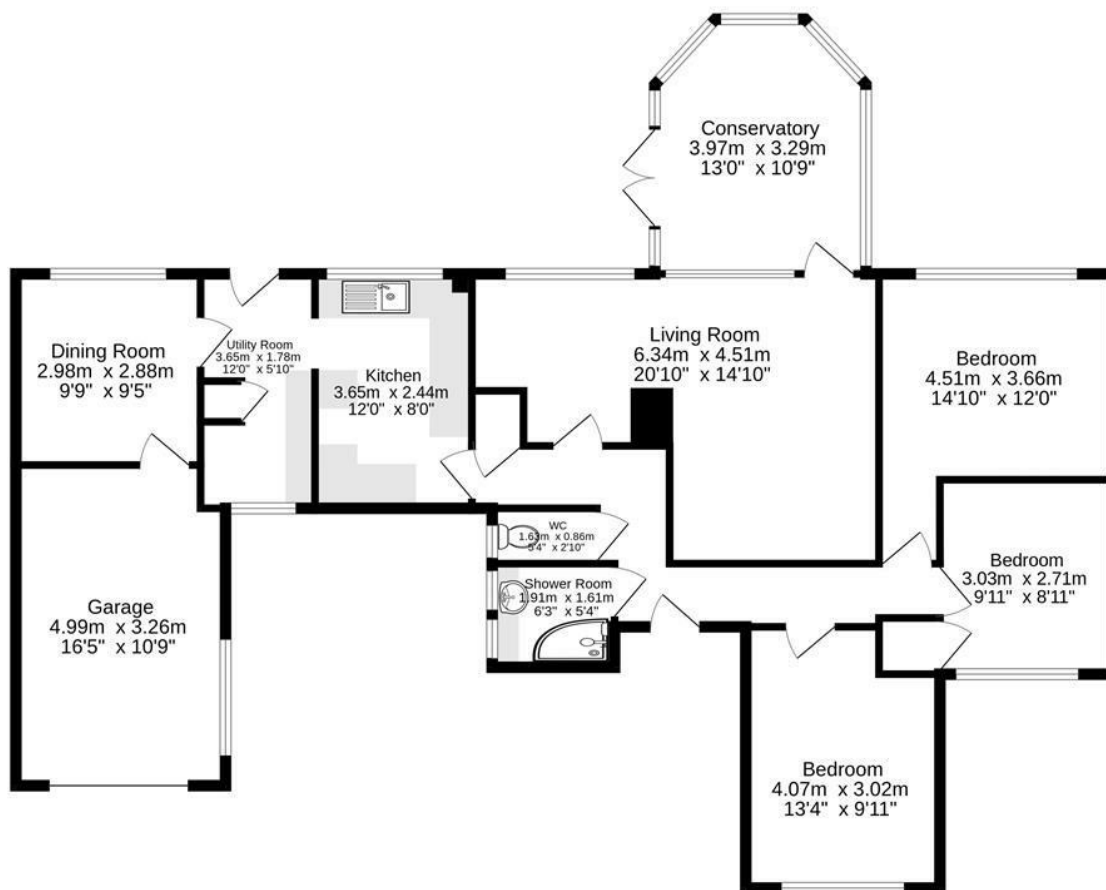
In addition, while we are neither planners nor architects (if you require the advice of either, please ask and we will be glad to recommend suitable advisors) we have inspected the loft and believe there may be potential for significant extra accommodation above, which would elevate the overall living space by some margin.

Turning to the exterior, we have already mentioned the significant depth and width of the frontage. To the rear, the gardens are extensive and delightful. On the left of the conservatory, a patio runs some distance across to the left-hand boundary, with the path continuing round to the front of the house. This patio is a fine spot for summer dining, not least as it faces south. Stepping stones lead across the broad lawn, eventually arriving at another large patio at the bottom of the garden. Here a gravel, raised area to the left houses a shed and a greenhouse, with various plants growing along the borders and dotted in an area central to the terrace. The whole garden is conveniently enclosed, offering a secure space for pets and children alike. It is a lovely, welcoming space with enormous potential.





**Ground Floor**  
121.3 sq.m. (1306 sq.ft.) approx.



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TOTAL FLOOR AREA : 121.3 sq.m. (1306 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information QR Code:



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

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to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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